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SCOTTSDALE INSURANCE COMPANY

**UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

EDWARD HOMES, INC., a Nevada  
corporation; and ARTS DISTRICT  
HOLDINGS, LLC, a Nevada limited  
liability company,

Plaintiff,

v

SCOTTSDALE INSURANCE  
COMPANY, an Ohio insurance  
company; DOE INDIVIDUALS I-X,  
inclusive; and ROE ENTITIES I-X,  
inclusive,

Defendants.

CASE NO.: 2:22-CV-00725-RFB-EJY

**JOINT MOTION TO EXTEND  
DEADLINE FOR THE PARTIES TO  
FILE A PROPOSED JOINT PRETRIAL  
ORDER**

Plaintiffs EDWARD HOMES, INC. (“EH”), through its counsel Garman Turner Gordon LLP, and ARTS DISTRICT HOLDINGS, LLC (“Arts District” together with EHI the “Plaintiffs”), through its counsel, Walsh & Friedman Ltd., and Scottsdale Insurance Company (“Scottsdale”), through its counsel Hines Hampton Pelanda, LLP, jointly move the Court to extend the deadline for the parties to file a proposed joint pretrial order sixty (60) days to July 8, 2025. Good cause exists to extend the deadline to file a proposed joint pretrial order as follows:

1           **A. Brief Statement of Facts.**

2           1. On March 31, 2025, the Court issued its Order on Scottsdale's Motion for  
3 Summary Judgment and ordered the parties to file a proposed joint pretrial order by May  
4 9, 2025. [ECF Doc. 74]

5           2. On April 11, 2025, counsel for Plaintiffs and Scottsdale conferred to  
6 discuss settlement and the possibility of participating in private mediation in an effort to  
7 try to resolve the matter. The same date, counsel for Plaintiffs offered proposed  
8 mediators for Scottsdale's consideration.

9           3. On April 16, 2025, the Parties confirmed availability to participate in a  
10 mediation on May 23, 2025 before Hon. Jennifer Togliatti (Ret.), agreed to, and  
11 scheduled a mediation before Judge Togliatti (Ret.) on May 23, 2025.

12           4. This is the Parties' first request to move the May 9, 2025 deadline set in the  
13 Court's March 31, 2025 Order on Scottsdale's Motion for Summary Judgment [ECF Doc.  
14 74]. Prior to Scottsdale's filing of its Motion for Summary Judgment, the Parties had  
15 obtained prior extensions of the Discovery Plan and Scheduling Order with the last  
16 extension (the seventh extension) granted by U.S. Magistrate Judge Elayna J. Youchah  
17 on December 22, 2023 [ECF Doc. 69].

18           **B. Good Cause Exists to Extend the May 9, 2025 Deadline**

19           This case involves complex issues of insurance coverage, insurance bad faith and  
20 damages related to a fire loss on a builders risk policy with a \$6,000,000.00 policy limit.

21           So as to focus efforts on the scheduled mediation, the parties have mutually  
22 determined that it would be in the best interests of the parties to continue the deadline to  
23 file their proposed joint pretrial order by sixty (60) days so that they can focus their  
24 efforts and resources toward potential resolution of the matter at the May 23, 2025  
25 mediation before incurring significant costs in the preparation of the joint pretrial order,  
26 which includes, in part, meet and confer conferences as to and the drafting of exhibit lists,  
27 witness lists, designations of deposition testimony, evidentiary objections, and issues for  
28 motions in limine. A sixty (60) day extension to July 8, 2025, would allow the parties

sufficient time to prepare and file a proposed joint pretrial order pursuant to Local Rule LR 16-3 in the event the parties are unable to reach a resolution of the matter at mediation on May 23, 2025.

**C. Proposed New Date to File Proposed Joint Pretrial Order.**

The Parties stipulate to and propose a new date to file a proposed joint pretrial order of **July 8, 2025** and hereby jointly move and request that the Court enter an order giving effect to their agreement for the reasons stated herein.

Dated this 16<sup>th</sup> day of April, 2025.

Dated this 16<sup>th</sup> day of April, 2025.

**WALSH & FRIEDMAN, LTD.**

**HINES HAMPTON PELANDA, LLP**

/s/ Robert J. Walsh

/s/ Christine Emanuelson

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*Attorney for Plaintiff,  
Arts District Holdings, LLC*

*Attorneys for Defendant, Scottsdale  
Insurance Company*

Dated this 16<sup>th</sup> day of April, 2025.

**GARMAN TURNER GORDON LLP**

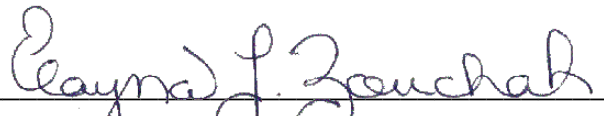
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**ORDER**

**IT IS SO ORDERED.**



**ELAYNA J. YOUCHAK  
UNITED STATES MAGISTRATE JUDGE**

**Date: April 17, 2025**